

**Springfield District Fairfax Center Area Land Use Committee Meeting
December 6, 2005, 7:00 p.m.
Conference Room 4 & 5, 12000 Government Center Parkway, Fairfax, VA
22035**

Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, *Chair, Brentwood Civic Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*
Claudette Ward, *Greater Willow Springs Civic Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Susan Zarybnicky, *Supervisor Elaine McConnell's Office*
Aaron Shriber, *Planning & Zoning*

APPLICATION PRESENTED: Lincoln Property Company Southwest, Inc.
PCA/FDP A 83-P-107-3
Agent for Applicant: Keith C. Martin, SACK HARRIS & MARTIN, P.C.

Keith Martin made a brief presentation of the proposal. The applicant, Lincoln Property Company has contracted to purchase the 3 acres, currently proffered, of Fairfax Towne Center that is currently used as a surface parking lot for the retail. Lincoln Property proposes to substitute a single building with street level retail and four (4) upper stories of multi-family residential units. The five story building consists of 20,000 square feet of first floor retail space and four (4) additional stories consisting of 140,000 square feet are proposed for 171 units, including eight (8) Affordable Dwelling Units (ADU's). The FAR has been reduced to .45 for the Fairfax Towne Center Area III plan.

The retail/multifamily building brings an urban, contemporary feel to the Fairfax Towne Center area. Residential access to the units will be off of Monument Court. A swimming pool has also been integrated in the design plans for use of the residents.

Although, a little over 200 surface parking spaces will be removed, underground structured parking will serve the residential units. In addition, a total of 1,532 parking spaces, including the already existing garage, will be available for public parking.

County Staff also noted the applicant has also made a substantial donation to the Fairfax County Park Authority to improve the Ox Hill Battlefield Park marker area located off of Monument Drive.

Questions from committee members addressed concerns with the pedestrian friendly walkway paths, traffic egress issues from West Ox Government Center Parkway, longer traffic controls at West Ox entrance, architecture design in front of building. Members also took into account concerns that the existing condo owners who currently live behind the Towne Center might have. Mr. Martin ensured the committee that they have been working closely with that development to satisfy their needs.

A motion was made to approve the retail/multifamily building as proposed. The motion was seconded. Eight (8) members voted "YES". The motion carried.

Meeting adjourned at 7:50 p.m.